

SAYREVILLE PLANNING BOARD

MINUTES OF August 21, 2024

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with salute to the flag. Chairman Tighe announced that the meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

Members of the Planning Board present were: Mr. Bolton , Mr. Kandel, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Volosin, Councilman John Zebrowski and Chairman Tighe

Absent Members: Mr. Allegre, Mr. Ellmyer and Councilman Zebrowski
Also present were: Mr. Cornell, Mr. Fowler, and Mr. Sordillo, Esq,

AT THIS TIME, THE MEETING WAS OPENED:

Chairman Tighe asked the Planning Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary had stated, yes.

SITE PLANS/SUBDIVISION HEARING:

CP MD Jernee Mill LLC Preliminary and Final site plan will not be heard this evening due to notice issues.

**Gonzalez Minor Subdivision ~ Minor Subdivision
1120 Bordentown Avenue, Sayreville
Blk: 439.01, Lot 1**

**Atty: Mr. Lawrence Sachs, Esq.
Law office of Lawrence Sachs
8G Auer Court
East Brunswick, NJ 08816**

Mr. Sachs is representing the above referenced applicant and this property is located in the R-10 zone. The property is a little bit shy of one (1) acre. The application is seeking a minor subdivision to create a new lot to construct a single-family house. The application is also seeking to construction a 1,200 sf 40' x 30' accessory structure. The purpose of this structure is to park classic cars and motorcycles, and an area to build HO gauge small trains, as a hobby.

This evening Mr. Sachs has two (2) witnesses. First, Mr. Robert Kee was the first witness and he was sworn in. Mr. Kee is a Professional Engineer, Planner and Land Surveyor and has testified in front of many boards.

Mr. Kee informs the board he is referring to Sheet 2 – division plat. Currently there is a single and half story dwelling, shed and concrete driveway on the property and meets all zoning requirements. The application is proposing a similar layout for subdivision on the adjacent piece of property. They are limited to 138’ frontage along Bordentown. No variances are required on the new building construction. They are requesting variances on the lot width and frontage for both lots. With doing so, they will create an easement where the existing driveway enters the property. Mr. Kee refers to Sheet 3, the new construction will have a brand-new driveway, proposed construction is a 2-story single family dwelling. Mr. Kee shows the board where the location of the new 1,200 sf accessory structure in the rear of the property. It’s approx. 25’ height.

Mr. Sachs states that proposed lot 1.01 will be 10,038 sf and proposed lot 1.02 will be 30,854 sf. The variance for minimum lot width is 100’ required, 69’ proposed. The other variances for accessory structure size, the zone requires maximum of 150’ which is more of a shed but the proposed is 1,200 sf. This structure will be used to store antique cars, and to work on his hobby. The maximum height of an accessory structure in this zone is 15’ and the proposed in 25’.

Mr. Kee refers to Exhibit A-01 ~ seven (7) photos taken by Mr. Kee’s office staff in or around the proposed site. As well as, the zoning map to identify where the zones are located. Mr. Kee informs the board that this site is surrounded by the B-3 and R-5 zone. 5 out of 6 lots are not conforming, they all have approx. 75’ in frontage. The R-5 zone is immediately adjacent to the R-10 zone. Mr. Sachs presents another Exhibit which is of the tax map of the R-5 zone. This Exhibit is marked A-02. These lots are approx. 55’ to 57’ in width, or even smaller. Mr. Kee testifies that what is proposed for this application is consistent and compatible with the development pattern within those two (2) zones.

The accessory structure is not a shed. It’s much larger but will be holding classic cars, motorcycles and to handle his hobbies with trains.

Mr. Sachs agrees there will be no commercial activity on going with the structure. The applicant will also agree this structure will not be used as a personal residence.

Another Exhibit referred to Exhibit A-3 – the architectural plan of the 1,200 SF structure. The height is 25’ ground to peak, Garage doors and in the structure will have a second-floor mezzanine.

Mr. Erik Gonzalez was sworn in. Mr. Gonzalez is the owner of the property. On the ground level, the area will be used to store antique classic cars and motorcycles. The second level, will be a mezzanine to set up trains and track to work with his children.

Mr. Sachs and Mr. Kee refer to the CME report, technical review paragraph 1, 2, 3 & 4 they agree to. Paragraph #5, they are seeking a waiver. Paragraph #6, #7, #8, #9, they agree. Paragraph #10 and #11 – testimony was provided. #12, the need for a bathroom is a personal request. #13, #14, #15 and #16 they agree.

Mr. Sachs and Mr. Kee refer to Mr. Fowlers' letter, on page 2 – paragraph 2, they will comply and not seek a waiver. In terms of the general comments, page 4 – Mr. Kee will comply with any landscape standard requirement. Mr. Fowler mentions the driveway easement and he want the application to increase the lot depth by at least 10' to propose a more functional yard area. Mr. Kee states they will comply. Mr. Sachs, agrees they will comply with paragraph 4, 5 & 6.

Public portion was open and closed. No public attended.

Mr. Muller makes a motion to approve the application with all of the testimony stated, seconded by Mr. Volosin.

ROLL CALL:

YES: Mr. Kandel, Mr. Bolton, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Volosin and Chairman Tighe

NO:

ABSTAIN:

Application approved.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting September 4th. Mr. Cornell informs that board there are two (2) applications to be heard. One is a minor subdivision and the application that was carried from this evening on Jernee Mill Road will be heard.

Public portion was open and closed, no public was present.

There being no further business to discuss, Mr. Muller made a motion to adjourn; seconded by Mr. Volosin.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**